

AGENDA

BOARD OF ADJUSTMENT **TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY** **REGULAR MEETING** **MARCH 13, 2014 7:30 pm**

NOTE: Meeting is being held in conformance with all regulations of the SUNSHINE LAW and proper notice has been given to the Courier; also, the Agenda has been posted in Town Hall, Board Office and supplied to the Township Clerk at least forty-eight hours prior to the meeting. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue substantially past 10:30 PM.

Members: Mr. Bussicula, Mr. Miller, Mr. Boyer, Mr. Smith, Mr. Siburn,
Mr. Sullivan, Mr. Henry, and Mr. Delia

Mr. Bernstein, Board Attorney

Roll Call:

Applications for Review:

App. #10-14: Ilir & Loreta Bitici, 51 Mercier Place, Block 3002, Lot 14 (R-20 Zone)

Proposed principal additions to the existing single-family dwelling. Relief is needed from Section 6.1.1B, "Schedule of General Regulations" for 1) principal rear-yard setback (allowed: 40', existing: 19.83', proposed: 18.42'); 2) minimum principal side-yard setback (allowed: 12', existing: 29.06', proposed: 7.08'); 3) maximum building coverage (allowed: 15%, existing: 8.11%, proposed: 20.82%); 4) maximum "other" coverage (allowed: 10%, existing: 11.55%, proposed: 10.49%) and 5) maximum total coverage (allowed: 25%, existing: 19.64%, proposed: 31.26%). Also, Section 8.1.1 prohibits the expansion of a nonconforming structure. Nonconforming issues are lot area, lot depth, existing principal rear-yard setback and existing "other" coverage.

--CARRIED FROM FEBRUARY 27, 2014, WITHOUT FURTHER NOTICE:

App. #6-14: Charles & Barbara Radcliffe – 32 Cedar Green Lane, Bl.3001, L.11 (R-20 Zone)

Proposed second story addition over an existing first floor single family dwelling and a new front portico over the existing front porch. Relief is needed from Section 6.1.1B "Schedule of General Regulations" due to an insufficient front-yard setback (required: 50', existing: 44.1', proposed 2nd story addition: 44.1' and proposed portico: 40' setback). In addition, Section 8.1.1B.1 prohibits the enlargement of a nonconforming structure. Existing nonconforming conditions are: principal front-yard setback and principal side-yard setback.

Adoption of Resolutions:

App.#7-14: Jennifer Muhs & Mahmoud Abdalla – 331 Diamond Hill Rd., Bl.4502, L.10 (R-20)

Proposed one story principal addition (611 sq. ft.) which does not conform to the required principal side-yard setback and combined side-yard setbacks. Nonconforming issues are lot area, lot width, principal front-yard setback, principal side-yard setback, and combined principal side-yard setbacks.

App.#8-14: John & Allison Murphy, 86 Delmore Avenue, Block 401, Lot 36 (R-15 Zone)

Proposed second-story addition above an existing nonconforming first story of a single-family dwelling. Relief is needed from Section 6.1.1B, "Schedule of General Regulations" due to the insufficient side-yard and combined side-yard setbacks. In addition, Section 8.1.1B.1 prohibits the expansion of a nonconforming structure and Section 6.3.10C requires that a garage be built when a new addition brings the total floor area of the dwelling to above 1700 square feet. (The home does not have a garage.) Existing nonconforming issues are lot area, lot width, principal front-yard setback, both principal side-yard setbacks, combined side-yard setbacks, existing "other" coverage, shed location, accessory rear-yard setback and driveway less than the required 5' minimum from the property line.

Adoption of Minutes:

February 27, 2014

Adjournment:

Connie Valenti/Secretary